

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAVACA County

Deed of Trust Dated: December 17, 2007

Amount: \$45,000.00

Grantor(s): ROBERT NOVAK

Original Mortgagee: PEOPLES STATE BANK OF HALLETTSVILLE, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS

Current Mortgagee: PEOPLES STATE BANK OF HALLETTSVILLE

Mortgagee Address: PEOPLES STATE BANK OF HALLETTSVILLE, P.O. BOX 347, HALLETTSVILLE, TX 77964

Recording Information: Document No. 163486

Legal Description: FIRST. THE SAID JOE P. NOVAK AND ANNETTE NOVAK SHALL FROM HENCEFORTH HAVE, HOLD, POSSESS AND ENJOY IN SEVERALTY, BY THEMSELVES AND TO THEM AND THEIR HEIRS AND ASSIGNS, FOR THEIR PART SHARE AND PROPORTION OF THE SAID LANDS AND PREMISES, ALL THAT TRACT OF LAND SITUATED IN LAVACA COUNTY, TEXAS, WITHIN THE CITY OF HALLETTSVILLE, BEING FRACTIONAL PART OF BLOCK NO. 34 OF THE ORIGINAL TOWN SURVEY OF SAID CITY, A PART OF THE JOHNHALLETT LEAGUE, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: October 7, 2025 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

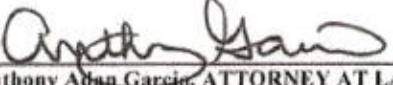
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LAVACA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AARTI PATEL OR EBBIE MURPHY, DYLAN RUIZ, JENNYFER SAKIEWICZ, ROBERT RANDLE, AMY ORTIZ, EVAN PRESS, DEBBY JURASEK OR MEGAN RANDLE, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-002664


Printed Name: Megan L. Randle
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED FOR RECORD
At 2:43 O'Clock P M

SEP 11 2025

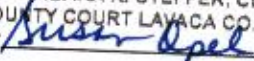
BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By  Deputy

EXHIBIT "A"

Tract One:

First. The said Joe P. Novak and Annette Novak shall from henceforth have, hold, possess and enjoy in severalty, by themselves and to them and their heirs and assigns, for their part, share and proportion of the said lands and premises, all that tract of land situated in Levee County, Texas, within the city of Hallettsville, being a fractional part of Block No. 34 of the original town survey of said city, a part of the John Hallett League, described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of said Block No. 34 for the Southeast corner hereof, a stake in the West margin of Promenade Street; THENCE with the margin of said street N 10 W 111.1 feet to a stake for the Northeast corner hereof, and the Southeast corner for a lot owned by Miss Antonia Partsch; THENCE S 80 W 74.2 feet to a stake, for the Northwest corner hereof; THENCE S 10 E 111.1 feet to a stake in the North margin of Third Street; THENCE S 80 E 74.2 feet to the place of beginning, containing 7812 sq. feet of land.

And the other parties hereto do grant, release and confirm unto the said Joe P. Novak and Annette Novak the premises above described, to have and to hold the above described, premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Joe P. Novak and Annette Novak, their heirs and assigns forever.

And we, the said Mary Strauss, Leo Strauss, and Amelia Mary Strauss, do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Joe P. Novak and Annette Novak, their heirs and assigns, against every person whosoever lawfully claiming or to claim the same, or any part thereof.

Tract Two:

all that certain tract or parcel of land lying and being situated in Lavaca County, Texas, a part of the J. Hallett League, within the corporate limits of the City of Hallettsville, a part of Block No. 34 of the Original Townsite of said city, and more particularly a part of the tract of land allotted to Amelia Strauss in the partition deed dated Dec. 19, 1946, recorded in Vol. 152, pages 209-212, Deed Records of Lavaca County, Texas, described by metas and bounds as follows: BEGINNING at a stake set 74.2 feet S 80 W from the S E corner of said Block No. 34, it being the S W corner of tract allotted to Annette Novak and Joe P. Novak in the aforesaid partition deed; THENCE S 80 W with the North margin of Third Street 37.1 feet to a stake for the S W corner hereof; THENCE N 10 W 111.2 feet to a corner, it being the S W corner of a tract standing in the name of Miss Tonie Fertsch; THENCE with South line for tract of Miss Tonie Fertsch N 80 E 37.1 feet to the N W corner of the Annette Novak and Joe P. Novak tract; THENCE with the division line of Annette Novak and Joe P. Novak tract and Amelia Strauss tract S 10 E 111.2 feet to the place of beginning, containing 449.2 sq. yards of land.